

ORDINANCE NO. 675

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE CITY OF MEXICO BEACH COMPREHENSIVE PLAN UPON THE APPLICATION OF CORRY FAMILY, LLC TO CHANGE THE FUTURE LAND USE DESIGNATION OF A PARCEL OF LAND FROM RESIDENTIAL LOW DENSITY TO TOURIST MIXED USE; DESIGNATING FOR TOURIST MIXED USE LAND USE A CERTAIN PARCEL LYING WITHIN THE CITY OF MEXICO BEACH, FLORIDA, CONSISTING OF APPROXIMATELY 88 ACRES AND DESIGNATED PARCEL NO. 04135-000-000; SAID PARCEL BEING VACANT PROPERTY LOCATED BETWEEN N 22ND STREET AND N 38TH STREET, AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AS PROVIDED BY LAW.

WHEREAS, land use is governed by the City of Mexico Beach Comprehensive Plan" (the "Comprehensive Plan"), which includes a Future Land Use Map designating land use categories for parcels of property within the City; and

WHEREAS, Corry Family, LLC (the "Applicant"), submitted an application requesting an amendment to the Comprehensive Plan Future Land Use Map;

WHEREAS, the Mexico Beach Planning and Zoning Board reviewed the land use change request, conducted a public hearing on July 31, 2017, and recommended approval of the request; and

WHEREAS, the Applicant and the City have agreed that the property should be designated "Tourist Mixed Use;" and

WHEREAS, on September 12, 2017, the City Council conducted a properly noticed transmittal hearing as required by Section 163.3184, Florida Statutes, and on September 18, 2017,

EXHIBIT "A"

Begin at the Northwest corner of Fraction Section 23, Township 6 South, Range 12 West, and extend a line South 89 degrees 46 minutes 20 seconds East along the North line of said Fraction Section 23 for 2652.6 feet; then turn 90 degrees 10 minutes right for 2636.4 feet to a St. Joe Paper Company Monument that is acceptable by all parties concerned as being the Southeast corner of the Northwest Quarter of the aforesaid Fractional Section 23; then turn 130 degrees 15 minutes right for 120.0 feet; then turn 90 degrees 36 minutes 40 seconds left for 122.02 feet; then turn 90 degrees 00 minutes right for 288.78 feet; then turn 90 degrees 00 minutes right for 125 feet; then turn 90 degrees 00 minutes left for 150.0 feet; then turn 90 degrees 00 minutes left for 50.5 feet; then turn 90 degrees 00 minutes right for 450.0 feet; then turn 90 degrees 00 minutes right for 75.0 feet; then turn 90 degrees 00 minutes left for 300.0 feet; then turn 90 degrees 00 minutes left for 150.0 feet; then turn 90 degrees 00 minutes right for 200.0 feet; then turn 90 degrees 00 minutes right for 75.0 feet; then turn 90 degrees 00 minutes left for 260.0 feet; then turn 90 degrees 00 minutes right for 90.0 feet; then turn 90 degrees 00 minutes left for 180.0 feet; then turn 01 degrees 46 minutes 10 seconds right for 801.14 feet; then turn 18 degrees 30 minutes 40 seconds right for 177.0 feet; then turn 58 degrees 26 minutes 50 seconds right for 147.05 feet; then turn 74 degrees 14 minutes left for 779.17 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING:

Commence at the Northwest corner of Fractional Section 23, Township 6 South, Range 12 West, and extend a line South 45° 28' 20" East for 322.98 feet for a point of beginning. From this point of beginning turn 43° 37' left from the line last described above and extend the centerline of a 50 foot wide canal right of way, which lies 25 feet left and right of said centerline, for 1916.88 feet, then turn 09° 22' 30" right for 164.18 feet; then turn 47° 10' right for 134.56 feet; then turn 63° 33' 40" right for 190.33 feet; then turn 10° 02' right for 738.84 feet; then turn 42° 24' 30" left for 734.26 feet; then turn 48° 11' left for 982.67 feet; then turn 46° 32' right for 102.06 feet to a point that is the end of the right of way described herein; said point being 68.23 feet from a St. Joe Paper Company Monument which is acceptable by all parties concerned as being the Southeast corner of the Northwest Quarter of Fractional Section 23, Township 6 South, Range 12 West.

transmitted the proposed designations to the Florida Department of Economic Opportunity; and

WHEREAS, on November 14, 2017, the City Council conducted a properly noticed adoption hearing as required by Section 163.3184, Florida Statutes, and adopted this Ordinance in the course of that hearing;

WHEREAS, all conditions required for the enactment of this Ordinance to amend the Future Land Use Map for the subject parcel has been met;

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF MEXICO BEACH, FLORIDA:

SECTION 1. The following described parcel of real property situated within the municipal limits of the City of Mexico Beach, Florida, is designated for Tourist Mixed Use land use under the Comprehensive Plan:

SEE ATTACHED AND INCORPORATED EXHIBIT "A"
and the City's Future Land Use Map is amended accordingly.


SECTION 2. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

SECTION 3. This ordinance shall take effect as provided by law.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Council of the City of Mexico Beach, Florida, this 14th of November, 2017.




William A. Cathey, Mayor

ATTEST


Adrian Welle, City Clerk

TRANSMITTAL HEARING PUBLISHED in the Panama City News-Herald on the 4th day of September, 2017.



Adrian Welle, City Clerk

ADOPTION HEARING PUBLISHED in the Panama City News-Herald on the 6th day of November, 2017.



Adrian Welle, City Clerk